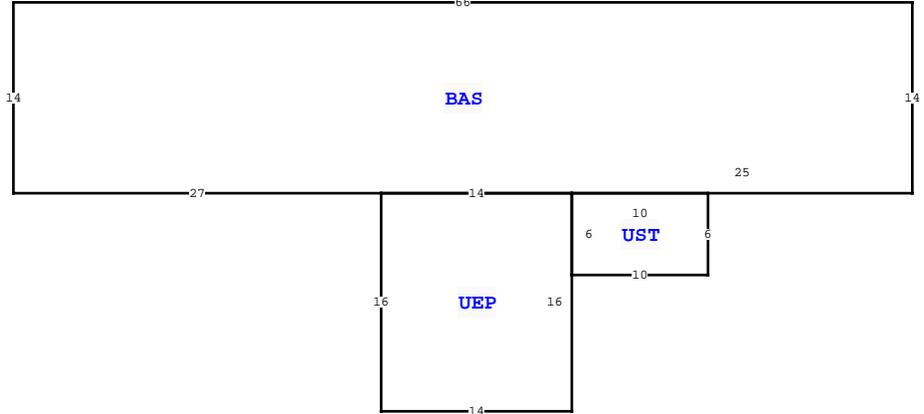


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	8416.0100 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,108	92.9000	55.74	61,760	1984	1984	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,602
UEP	224	70		157	3,500
UST	60	45		27	602
<b>TOTALS</b>	<b>1,208</b>			<b>1,108</b>	<b>24,704</b>

2315 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		24,704	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		15,750	
TOTAL MARKET VALUE		43,654	
SOH/AGL Deduction		8,442	
ASSESSED VALUE		35,212	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		35,212	
TOTAL JUST VALUE		43,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,854	
LAND:1:1: 0.50 AC. (RET. POND ON PART OF LOT)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8477	M H	125	06/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/2475	2/06/2019	WD U	U	I	11	100
GRANTOR: RICHARD DALE O'BARR &						
GRANTEE: RICHARD DALE O'BARR						
1373/2544	11/29/2018	WD U	U	I	12	24,000
GRANTOR: TD BANK NATIONAL ASSO						
GRANTEE: RICHARD DALE O'BARR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E27 UEP= S16 E14 N16 W14\$ E14 UST= S6 E10 N6 W10\$ E25 N14\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0200	C	MBL HM	0		RSF/ME	22.00	180.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750								